

APPENDIX C: HOUSING CONDITION SURVEY RESULTS AND PHOTO GALLERY

The City Auburn Housing Condition Survey findings are provided below. The survey was conducted by car and the data was incorporated into laptops on Microsoft Access ® and Excel ® programs.

The survey involved a general assessment of exterior property conditions and a rating of excellent to dilapidated for each dwelling unit evaluated (see accompanying survey form and rating sheet). There were 3,087 housing units surveyed. The following two charts contain results corresponding to the map area. Appendix D contains a map of the survey area.

Summary Total: 4 Units or Less

Categories									TOTALS
Status	Occupied 1745	For Rent 2	For Sale 27	Vacant 1	Condemned 0				1775
Age	<10 24	11-20 18	21-30 93	31-50 1167	50+ 473				1775
Housing Type	Single Family 1632	Duplex 48	Triplex 33	Quadplex 62	Modular 0	Under Construction 0	Apartment 0		1775
Number of Units									1775
Exterior Type	Aluminum 0	Masonry 41	Mixed 142	Other 0	Stucco 227	Vinyl 33	Wood 1332		1775
Foundation	Not Visible 0	Good Condition 1742	Cracked/Broken But Repairable 24	Entire Replacement 2	No Foundation 7				1775
Roofing	Not Visible 0	Good Condition 863	Broken/Cracked/Cu rled Shingles/Shakes 615	Partial Re- Roofing 108	Complete Re- Roofing 188	Roof Structure Needs Replacement 1			1775
Siding	Not Visible 0	Good Condition 954	Repainting 661	Broken\cracked in spots but reparable 151	Complete Replacement 9				1775
Windows and Doors	Not Visible 0	Good Condition 1129	Repainting 384	Broken\cracked but reparable 179	Complete replacement 83				1775
Electrical	No Repair 1755	Minor Repair 17	Replace Main 3						1775
Overall Rating	Excellent	Sound	Minor Rehabilitation	Moderate Rehabilitation	Substantial Rehabilitation	Dilapidated			TOTAL UNITS SURVEYED
	624 35%	519 29%	322 18%	295 17%	12 1%	3 0%			1775

Source: Parsons, 2003.

Summary Total: 5 or More Units

Categories									TOTALS
Status	Occupied 1312	For Rent 0	For Sale 0	Vacant 0	Condemned 0				1312
Age	<10 60	11-20 321	21-30 297	31-50 634	50+ 0				1312
Housing Type	Single Family 0	Duplex 0	Triplex 0	Quadplex 0	Modular 0	Under Construction 0	Apartment 1312		1312
Number of Units									1312
Exterior Type	Aluminum 0	Masonry 5	Mixed 97	Other 0	Stucco 317	Vinyl 0	Wood 893		1312
Foundation	Not Visible 0	Good Condition 1312	Cracked/Broken But Repairable 0	Entire Replacement 0	No Foundation 0				1312
Roofing	Not Visible 0	Good Condition 669	Broken/Cracked/Cu rled Shingles/Shakes 546	Partial Re- Roofing 87	Complete Re- Roofing 10	Roof Structure Needs Replacement 0			1312
Siding	Not Visible 0	Good Condition 731	Repainting 544	Broken\cracked in spots but reparable 37	Complete Replacement 0				1312
Windows and Doors	Not Visible 0	Good Condition 898	Repainting 189	Broken\cracked but reparable 93	Complete replacement 132				1312
Electrical	No Repair 1312	Minor Repair 0	Replace Main 0						1312
Overall Rating	Excellent	Sound	Minor Rehabilitation	Moderate Rehabilitation	Substantial Rehabilitation	Dilapidated			TOTAL UNITS SURVEYED
	493 38%	508 39%	87 7%	224 17%	0 0%	0 0%			1312

Source: Parsons, 2003.

Housing Condition Survey Photo Gallery

Single Family Homes





Photo Source: Parsons, 2003.

Housing Condition Photo Gallery

Multi-family Complexes





Photo Source: Parsons, 2003.

HOUSING/PROPERTY CONDITION SURVEY FORM

ADDRESS _____ PARCEL # _____

Occupied Vacant For Sale For Rent Condemned

APPROXIMATE AGE

<10 years 11-20 years 21-30 years 31-50 years 50 + years

EXTERIOR FINISH TYPE

Wood Siding Masonry
Stucco Mixed
Aluminum Vinyl
Other

STRUCTURE TYPE

Single Family Modular
Duplex Quadplex
Triplex
Multifamily (unit count _____)
Under Construction

1. DWELLING UNIT CONDITION

A. Foundation

Not Visible 0
Good Condition 0
Cracked/Broken, but Reparable 5
Entire Replacement 15
No Foundation 25

B. Roofing

Not Visible 0
Good Condition 0
Cracked/Broken/Curled Shingles/Shakes 5
(incl. broken downspouts & rain gutters)
Needs Partial Re-roofing 10
Needs Complete Re-roofing 20
Roof Structure Needs Replacement 25
(roofline is bowed, wavy, or uneven)

C. Siding (incl. fascia boards & gables)

Not Visible 0
Good Condition 0
Needs Repainting 3
Cracked/Broken in Spots, but Reparable 5
Needs Replacement 10
(siding is too deteriorated to repair)

D. Windows/Doors (incl. jambs/frames)

Not Visible 0
Good Condition 0
Needs Repainting 3
Cracked/Broken, but Reparable 5
Needs Complete Replacement 10

E. Electrical

No Repair 0
Minor Repair 5
Replace Main Panel 10

DWELLING UNIT CONDITION RATING

0	= Excellent
3 – 9	= Sound
10 – 15	= Minor rehabilitation
16 – 39	= Moderate rehabilitation
40 – 55	= Substantial rehabilitation
56+	= Dilapidated

Definitions

Excellent: A dwelling unit that is new or well maintained and structurally intact (no visible deficiencies). Foundation appears structurally undamaged, and rooflines are straight. Windows, doors, and siding are in good repair. Exterior paint is in good condition.

Sound: A dwelling unit that requires minor deferred maintenance, such repainting, window repairs, the replacement of a few shingles on the roof, or the repair of cracks in the foundation.

Minor Rehabilitation: A dwelling unit that shows signs of multiple deferred maintenance or that requires the repair of one major component.

Moderate Rehabilitation: A dwelling unit that requires multiple repairs and the replacement of a major component.

Substantial Rehabilitation: A dwelling unit that requires the repair or replacement of all exterior components.

Dilapidated: A dwelling unit that suffers from excessive neglect, appears structurally unsound and not safe for human habitation, and may not be feasible to rehabilitate.